
Zoning Commission Hearing Date: July 15, 2003

<i>Council District</i>	<i>Case No.</i>	<i>Ferguson Map</i>	<i>Property Address</i>	<i>Applicant Name</i>	<i>Zoning Change</i>	<i>Reason for Request</i>
1	Z2003051 A	616 D6	An area generally bounded by Market and Nueva to the north, I.H. 37 on the east, Durango to the south and I-35 to the west	City of San Antonio	From I-1, C-2, MF-33, H, HS, HE RIO 3 to "D" Downtown District, H, HS, HE RIO 3.	It is the goal of the City to rezone those properties that are incompatible with the current zoning.
1	Z2003116	582 D7	1125 West Hildebrand Avenue	Haydn Cutler Company	From "C-2" Commercial District to "C-3NA" Commercial Non-Alcoholic Sales District.	Allow general automotive repair services
1	Z2003106	616 F3	212 McLane Street	Chuck Christian	From "R-6 RIO-2" Residential Single Family River Overlay District to "O-1 RIO-2" Office River Overlay District.	To operate a small law office
2	Z2003110	652 D2	319 Sinclair Road	Charles J. Wilson	From "R-5" Residential Single-Family District to "C-1" Commercial District.	Demolish current edifice and erect new business facility for business use
2	Z2003117	583 C8	422 Pershing Avenue	James S. Calvert	From "R-4" Residential Single-Family District to "RM-4" Residential Mixed District.	To accommodate triplex useage.
3	Z2003107	682 D1	3505 Pleasanton Road	Gene Sergio Rodriguez	From "C-2NA" Commercial Non-Alcoholic Sales District to "C-3" Commerical District.	To use the existing commercial building as a party house/reception hall for weddings, conventions, exhibit shows, church meetings, debuts and dances.
3	Z2003108	651 E1	1536 Kayton	Alejandro & Olga Gonzalez	From "C-2" Commercial District to "R-5" Residential Single-Family District.	To construct a single-family residential structure.

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4	Z2003099	681 E2	West Hutchins Place (extension)	Bitterblue Inc.	From "R-5" Residential Single-Family District and "R-6" Residential Single-Family District to "RM-5" Residential Mixed District.	The Hispanic Baptist Theological School located on the northwest side of Interstate Highway 35 South is proposing to move their campus to the property under consideration
5	Z2003125 C	615	An area bound by Culebra Street to the north, San Joaquin to the east, Commerce Street to the south, and 36th Street and Esmerelda to the west.	City of San Antonio	From "MF-33" Multi-Family District, "C-2 NA" Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "R-6 C" Residential Single-Family District with a Conditional Use for a Duplex, and "R-6 C" Residential Single-Family District with a Conditional Use for An eight (8) unit apartment building, "R-6 C" Residential Single-Family District with a Conditional Use for a nine (9) unit apartment building, "R-6 C" Residential Single-Family District with a Conditional Use for Twelve (12) unit apartment complex.	To protect the established residential single-family neighborhood.
5	Z2003114	615 E2	1315 Northwest 24th Stree	Ana Lucila Palacios	From "R-4" Residential Single-Family District to "C-2" Commercial District.	Noncommercial parking lot for adjacent seafood restaurant
5	Z2003113	649 F4	3840 Nogalitos Street	Gabriel Q. Velasquez	From "R-4" Residential Single-Family District to "C-3 R" Commercial District, Restrictive Alcoholic Sales.	To extend the existing "C-3 R" Commercial District, Restrictive Alcoholic Sales to accommodate a carwash and a motel.

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6	Z2003119	579 B6	18820 Block of Culebra Road	Medallion, Ltd.	From "C-3" Commercial District to "PUD R-5," Planned Unit Development Residential Single-Family District.	Development of single-family residence neighborhood
6	Z2003124	612 E3	9865 Potranco Road	Oscar Garcia, Jr.	From "R-6" Residential Single Family District to "C-3R" Commercial Restrictive Alcoholic Sales.	To allow a car wash, retail center and office/storage complex.
8	Z2003039	547 B-3	11216 Bandera Road	Roy Horn, III	From "R-6" Residential Single-Family District to "C-2" Commercial District.	To allow commercial development, such as a restaurant
8	Z2003101C S	515 B7	Old Lockhill-Selma Road (not open for public access)	J. Allen Family Partner, Ltd.	From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for an mini-storage facility with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.	Mini-storage facility exceeding 2.5 acres
8	Z2003123	480 C7	20215 Tejas Trail West	Kim McCarthy	From "R-20" Residential Single-Family District to "NC" Neighborhood Commercial District.	Operate hair salon
8	Z2003100	515 B-7	4150 De Zavala Road	Bitterblue, Inc.	From "R-6 ERZD PUD" Residential Single-Family Edwards Recharge Zone District, Planned Unit Development and "C-3 ERZD" Commercial Edwards Recharge Zone District to "RM-5 ERZD" Residential Mixed Edwards Recharge Zone District.	To construct and operate a private Lutheran High School

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8	Z2003090	548 E-4	North of Huebner Road., south of Prue Road and west of the proposed New Prue Road	Earl & Brown, P.C.	From "R-6" Residential Single-Family District to "C-2" Commercial District (22.44 acres) and "C-3R" Commercial District, Restrictive Alcoholic Sales (3.47 acres).	So that the owner may market the individual parcels for all uses included under each requested zoning classification.
8	Z2003111 C	548 E5	10100 block of Southwell Roac	Earl & Brown, P. C.	From "R-6" Residential Single-Family District and "R-20" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for an Assisted Living Facility.	Assisted Living Facility
8	Z2003109	513 E5	7504 Green Glen Drive	Maria E. Crabtree	From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.	To construct four townhouse unites
8	Z2003126 C	514 B7	6400 Block of Hausman Road	City of San Antonio	From "C-2" Commercial District to "C-2 C" Commercial District with a Conditional Use for a Bus Maintenance Transportation Facility.	Bus Maintenance Transportation Facility for the Northside Independent School District
8	Z2003089	548 E-5	Huebner Road and Southwell Road	Earl & Brown, P.C.	From "R-6" Residential Single-Family District to "C-2" Commercial District.	So the owner may market the property for all uses allowed under "C-2" Commercial District
9	Z2003118 S	517 D5	2250 Thousand Oaks, Suite 100 - 102	Tracy Tommack, DVM	From "C-3 ERZD" Commercial District Edwards Recharge Zone District to "C-3 S ERZD" Commercial District with Special Use Authorization for a Veterinary Hospital - Small Animal (No Outside Runs, Pens and Paddocks Permitted) Edwards Recharge Zone District	To permit a veterinary hospital

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10	Z2003121	552 C6	4101 Swan's Landing	City of San Antonio, Historic Preservation Office	To designate property "HS" Historic, Significant	To designate subject property and existing structure as historically significant
10	Z2003120	552 C6	9501 - 9505 Perrin Beitel Road	City of San Antonio, Historic Preservation Office	To designate Historic significant	To designate Historic Significant
10	Z2003112	553 D2	12971 Judson Road	Sage Western Company	From "R-6" Residential-Single Family District to "R-5" Residential-Single Family District.	Proposed Single Family homes
10	Z2003122	552 D4	Eastside of Naco-Perrin Boulevard	Maverick Oil Co., Inc.	From "MF-33" Multi Family District and "R-6" Residential Single Family District to "RM-4" Residential Mixed District.	Two-family dwellings
10	Z2003104	518 F8	East side of Anacacho Road between Edgemont and Hereford Streets	D. Scott Dye, P. E.	From "R-6 PUD" Residential Single-Family Planned Unit Development District to "RM-4 PUD" Residential Mixed Planned Unit Development District.	To construct residential duplexes

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1	Z2003133	582 A7	Keystone Park Addition 1908	HEB Grocery Company, L. P.	From "R-4" Residential Single Family District to "C-2" Commercial District.	Expand parking for HEB #5
1	Z2003128	616	823 North Trinity - 106 and 108 San Anita	Edward Rodriguez	From "MF-33" Multi Family District to "I-1" Light Industrial District.	For expansion of the existing business located on property to the north
2	Z2003129	584 F4	6555 Fratt Road	HEB Grocery Company, L. P.	From "R-6" Residential Single Family District to "I-1" General Industrial District.	Consolidate with surrounding "I-1" General Industrial District tracts
2	Z2003132	619 C1		Kaufman & Associates, Inc.	From "R-6" Residential Single Family District to "R-5" Residential Single Family District.	to allow for single family homes on subject property
3	Z2003130	684 B3	323 Esma Street	Jose J. Martinez	From "R-4" Residential Single-Family District to "MH" Manufactured Housing District.	To permit a manufactured home on subject property
4	Z2003137	681 C6	11222 Gaylor Drive	Jose & Maria Mendoza	From "R-6" Residential Single Family District to "MF-33" Multi-Family District.	to develop apartments
4	Z2003135	680 E2	8615 New Laredo Highway	Robert Valdez	From "R-4" Residential Single Family District to "C-3" Commercial District.	proposing restaurant and auto repair.
4	Z2003127	681 C-1		Gina Gaedke, Trustee	From "C-2" Commercial District to "C-3 NA" General Commercial Nonalcoholic Sales District.	To construct and operate an automobile/truck sales and service facility
7	Z2003136	579 E4		A. S. M. Ferdous, DBA Investment Ideas, L. L. C.	From "O-2" Office District & "NP-10" Neighborhood Preservation District to "R-6" Residential Single-Family District.	To construct single-family residential units

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10	Z2003134	519 D7	14976 & 15016 Toepperweir	Tony Obeid/Salah Diab	From "C-3NA" Commercial District, Nonalcoholic Sales to "R-5" Residential Single Family District.	